



**MEETING MINUTE SUMMARY**  
**MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING**  
Salt Lake County Government Center, N1100

Wednesday, May 15, 2013 4:00 p.m.

**Approximate meeting length:** 2 hours 40 minutes

**Number of public in attendance:** 15

**Summary Prepared by:** Jocelyn Walsh-Magoni

**Meeting Conducted by:** Commissioner Leslie Riddle (Vice-Chair)

**\*NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

**ATTENDANCE**

**Commissioners and Staff:**

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
John Janson – Chair			x	Spencer Sanders	x	x
Leslie Van Frank			x	Jocelyn Walsh-Magoni	x	x
Garrett Catten	x	x		Jim Nakamura	x	
Leslie Riddle - Vice Chair	x	x		Max Johnson		x
Tom Stephens	x	x		Chris Preston (DA)	x	x
Geralyn Parker-Perkins	x	x				
Cole Shutjer (Alternate)			x			
Brandon Pace (Alternate)			x			

**PUBLIC MEETING**

**Began at 4:05 p.m.**

**Zone Changes**

**28338** *This item is continued from the April 10<sup>th</sup> Meeting.* Jason & Rachel Witzel are requesting approval of a Zone Change from the R-1-6 zone (Residential Single-family, 6,000 square feet minimum lot size) to the R-4-8.5 zone (Residential Four-family, 8,500 square feet minimum lot size). This request is being made in order for the applicant to add an additional basement apartment to an existing duplex. **Location:** 729 East 2910 South. **Community Council:** Millcreek **Planner:** Spencer G. Sanders

**Presentation by:** Spencer Sanders **Recommendations:** Approval- See Staff Report

There was a discussion between planning staff and the commission clarifying some questions about the site plan.

**PUBLIC PORTION OF APPLICATION OPENED**

**Speaker # 1:** Applicant

**Name:** Jason Witzel

**Address:** 729 E...

**Comments:** The home is located in a secluded area and he does not feel it would have much of an impact. **The additional income that a rental unit would provide would help the family**

**Speaker # 2:** Citizen

**Name:** Kevin Barlow

**Address:** 2875 S 700 E

**Comments:** In favor, it fits in with the general feel of the neighborhood. He doesn't feel the rental unit would detract from the neighborhood.

**Speaker # 3:** Citizen

**Name:** Nick Edwards

**Address:** 2895 S 700 E

**Comments:** In favor, doesn't feel it would be a problem to have additional people living in the home and there is adequate parking.

*There were no representatives from the Millcreek Community Council present. Per Spencer Sanders who was present at the Community Council's last meeting, the council voted in favor of the application.*

#### **PUBLIC PORTION OF APPLICATION CLOSED**

**Motion:** To recommend approval of application # 28338 to the County Council, subject to the recommendation that the following conditional uses are prohibited: Boarding house; Short term rental; Bed and breakfast inn; and Bed and breakfast homestay.

**Motion by:** Commissioner Stephens

**2<sup>nd</sup> by:** Commissioner Catten

**Vote:** Unanimous (of commissioners present)

#### **Conditional Uses**

**28327** Robert C. Miller is requesting Conditional Use approval for a concrete recycling operation, including the use of a rock crusher, in an M-2 zone. This request was originally approved in 1998 for 5 years as an interim use, and was later renewed (in 2003) for another 5 years. The applicant is now asking for approval to continue operation. **Location:** 4186 South Main Street. **Zone:** M-2. **Community Council:** Millcreek. **Planner:** Curtis Woodward

**Recommendations:** See Staff Report

*Per Spencer Sanders, the applicant is requesting a continuance until next month to allow their legal counsel more time to review the case; the commission agreed to continue the item.*

#### **PUBLIC PORTION OF APPLICATION OPENED**

**Speaker # 1:** Attorney for Applicant

**Name:** Robert Paulson

**Address:**

**Comments:** Applicant is requesting additional time so Mr. Paulson can review the file.

#### **PUBLIC PORTION OF APPLICATION CLOSED**

**Motion:** To continue application #28327 until the June 12, 2013 meeting.

**Motion by:** Commissioner Stephens

**2<sup>nd</sup> by:** Commissioner Perkins

**Vote:** Unanimous (of commissioners present)

**28344** Jennifer Pulley is requesting a Conditional Use approval for a Home Daycare/preschool with 7-12 children. **Location:** 3626 South 2445 East. **Zone:** R-1-10 (Single-Family Residential, 10,000 square feet minimum lot size). **Community Council:** East Millcreek. **Planner:** Jim Nakamura

**Presentation by:** Jim Nakamura **Recommendations:** See Staff Report

#### **PUBLIC PORTION OF APPLICATION OPENED**

**Speaker # 1:** Applicant

**Name:** Jennifer Pulley

**Address:** 3626 South 2445 East

**Comments:** Applicant wants to have a preschool that will be open during morning/mid-afternoon hours. She has remodeled her home to accommodate the business on the upper level. There will be a pickup/drop-off system and either she or her assistant will be available during pickup and drop-off times to move the children in and out as soon as possible.

*There were no representatives from the Millcreek Community Council present. Per Jim Nakamura who was present at the Community Council's last meeting, the council voted in favor of the application.*

#### **PUBLIC PORTION OF APPLICATION CLOSED**

**Motion:** To approve application #28344.

**Motion by:** Commissioner Catten

**2<sup>nd</sup> by:** Commissioner Perkins

**Vote:** Unanimous (of commissioners present)

**28351** Adam Maher is requesting Conditional Use and Preliminary Plat approval for *Millcreek 9*, a 24-unit condominium development. **Location:** 3207, 3211 & 3225 South 900 East and 3212 South 945 East. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Spencer G. Sanders

**Presentation by:** Spencer Sanders. **Recommendations:** No recommendation is being made at this time. Exact details on all of the amenities have not been received. There are also questions about proposed landscaping.

#### **PUBLIC PORTION OF APPLICATION OPENED**

**Speaker # 1:** Applicant

**Name:** Adam Maher

**Address:** 3273 E Renado Drive

**Comments:** The applicant has visited properties throughout the country that also utilize shipping containers and his property will have a number of unique architectural elements.

The commissioners would like to see examples of other completed communities that have used shipping containers. They feel it is not appropriate to make a decision without a staff report, and would prefer to have additional commissioners present prior to deciding. However, they allowed the applicant to proceed with his presentation so they could obtain as much information as possible. There were questions about fencing materials and landscaping plans.

**Speaker # 2:** Citizen

**Name:** Mitch Moorley

**Address:** 3208 S 945 E, SLC

**Comments:** He has a neighboring property to the proposed development. He has concerns with the location of his meter, and where the proposed bocci court will be. He also has concerns about some existing trees on a lot with an existing home that he thought was going to be taken down as part of the proposed project. He would like to have removed so they do not cause further damage to his property.

**Speaker # 3:** Citizen

**Name:** John Ames

**Address:** 932 E Millcreek Way

**Comments:** He is in favor of the project and feels that it fits in well with the community.

**Speaker # 4:** Citizen

**Name:** Jim Cozmus

**Address:** Not provided

**Comments:** Owns coffee shop next door to the proposed property. He is in favor with the property as it would potentially attract young professionals. He also feels the project is environmentally friendly.

**Speaker # 5:** Millcreek Community Council representative

**Name:** Sylvia Navejar

**Address:** 1026 Hillview Dr.

**Comments:** The council is in full support of the project. However, there were no residents at their meeting so they would like to take the public's views into consideration.

**Speaker # 6:** Applicant

**Name:** Adam Maher

**Address:** 3273 E Renado Drive

**Comments:** Mr. Maher very briefly responded to some of the comments made by other speakers.

**PUBLIC PORTION OF APPLICATION CLOSED**

**Motion:** That the application be continued to the June 12, 2013 meeting

**Motion by:** Commissioner Stephens

**2<sup>nd</sup> by:** Commissioner Catten

**Vote:** Unanimous (of commissioners present)

**Subdivision**

**28357** Ty Vranes is requesting Preliminary Plat approval for The Bungalows on 1100 East, a three-lot subdivision.

**Location:** 3589 & 3605 South 1100 East. **Zone:** R-1-8 **Community Council:** Not Subject to Community Council Review. **Planner:** Spencer G. Sanders

**Presentation by:** Spencer Sanders **Recommendations:** Preliminary Approval - See Staff Report

**PUBLIC PORTION OF APPLICATION OPENED**

**Speaker # 1:** Applicant

**Name:** Ty Vranes

**Address:** 13708 Buckeye View Way

**Comments:** There will be three lots within the current zoning. There are two existing homes within the site now that would be demolished.

**PUBLIC PORTION OF APPLICATION CLOSED**

**Motion:** 28357 approve the preliminary plat as recommended by staff.

**Motion by:** Commissioner Stephens

**2<sup>nd</sup> by:** Commissioner Perkins

**Vote:** Unanimous (of commissioners present)

**PUD Subdivision - \*\*\*Please note that the following item 28368 has been Postponed\*\*\***

At the request of the applicant, the Millcreek Township Planning Commission's consideration of application **28368** has been postponed from this meeting to **June 12, 2012, at 4:00 pm.**

**28368** Steve Davies is requesting Conditional Use and Preliminary Plat approval for Creekside at Honeycutt PUD, an 8-lot, single-family PUD Subdivision. **Location:** 3548 South Honeycutt Road (1850-1860 East). **Zone:** R-1-10. **Community Council:** East Mill Creek. **Planner:** Spencer G. Sanders

**Motion:** To continue application # 28357 to the June 12, 2013 meeting.

**Motion by:** Commissioner Catten

**2<sup>nd</sup> by:** Commissioner Stephens

**Vote:** Unanimous (of commissioners present)

### **PUBLIC MEETING CLOSED**

### **BUSINESS MEETING –5:50 p.m.**

#### **Previous Meeting Minutes Review and Approval**

1) February 13, 2013

**Motion:** To approve the February 13, 2013 Minutes as presented.

**Motion by:** Commissioner Stephens

**2<sup>nd</sup> by:** Commissioner Perkins

**Vote:** Unanimous (of commissioners present)

2) April 10, 2013

**Motion:** To continue a decision until the next meeting.

**Motion by:** Commissioner Stephens

**2<sup>nd</sup> by:** Commissioner Catten

**Vote:** Unanimous (of commissioners present)

#### **Other Business Items**

3) **Curb, Gutter, and Sidewalk Project** – Potential General Plan & Ordinance Amendments

An approximate 15 minute discussion amongst the Planning Commission Members and Staff pertaining to the Commission's vision for final outcomes, products, and/or results of the project. – **Planners:** Spencer G. Sanders.

Planning staff is seeking insight as to what the commissioners would like to see as the end product; what do they envision with regard to curb, gutter and sidewalk throughout the community? Planning staff is considering whether it is necessary to hire an outside consultant to continue the project so it stays on track. Staff is putting together an Open House presentation to provide to the public and there will be survey questions so staff can get a sense of what the public wants. The Mayor's office is working on an active transportation fund and their focus is on improving active transportation (bicyclers, walkers, etc.). Staff is also focusing on how to deal with the issue of acquiring right-of-way and the improvements, differently from what they do now on a case-by-case basis for individual homes. That format is not working well because some homes complete curb, gutter, and sidewalk, while it could be years until neighboring homes do. Staff wants to know how they should ensure where and when the community would get curb, gutter, and sidewalk in the areas they want to see it.

Commissioner Riddle mentioned possibly surveying the public at community events and not just at Open Houses. There is also the option of surveying with online resources. The commission discussed current issues in the community with regard to some citizens wanting sidewalks and others who do not. There needs to be a way to find out how to proceed with the fractured thinking that exists in this regard. The commissioners would like to have a consultant move forward on this project and provided some thoughts as to what they would like the consultant to consider.

### **MEETING ADJOURNED - 6:40 p.m.**